



# Belle Pond Farm News

191 Homes – 1 Community

January 2019

[www.bellepondfarm.org](http://www.bellepondfarm.org)

## Annual Belle Pond Farm HOA Meeting on February 21 at 7:30 p.m.

The annual meeting of the Belle Pond Farm Homeowners Association is scheduled for Thursday, February 21 at 7:30 p.m. at the Sully District Government Center located at 4900 Stonecroft Blvd.

The agenda for the meeting will be to review the 2018 financial results, discuss 2018 activities, review and vote on the 2019 budget, elect the three 2019 board members, and allow time for an open discussion.

The current board leadership remains committed to investing the volunteer hours necessary to enhance the neighborhood with limited HOA board authority, low annual dues, and uncomplicated by-laws and architectural guidelines, all promoting a friendlier environment for all Belle Pond Farm residents.

All three current elected board members are willing to serve again in 2019. If you would like to nominate either yourself or another resident, please call the HOA Hotline – (571) 358-9090 – so that all nominations can be included on the ballot. Additionally, board nominations from the floor at the meeting are accepted. Also, if you are interested in volunteering to assist the current board members with various tasks, please contact the hotline.

If you are unable to attend the meeting, please fill out the attached proxy and mail it back or send it with a neighbor who will be attending the meeting. In the event of a Fairfax County snow cancellation, the meeting will be rescheduled to a later date and a notice will be sent to all residents.



**Please remember that the speed limit on our streets is 25 mph! Please drive safely in our community!!**

## Belle Pond Farm HOA Dues Increased to \$110/year; First Hike in Nearly a Decade

The Board recently agreed to increase annual Belle Pond Farm HOA dues by \$10 for the first rate hike in nearly a decade in order to account for increased costs over the years in lawn service, insurance, and other repair work. **The 2019 annual HOA rate is \$110 per housing unit (invoice in this mailing along with a return envelope).**

The invoice amount is due upon receipt and can be paid at the annual meeting on February 21 or mailed back to the HOA. **Dues must be paid by March 15 to avoid a late fee.**

Late payments lead to many extra volunteer hours for additional trips to the bank, the post office, and extra bookkeeping time. Please pay your annual HOA dues on time. Thank you!

## Belle Pond Farm Homeowners Association

### Mailing Address:

P.O. Box 617, Centreville, VA 20122-0617

### Telephone Hotline Number:

(571) 358-9090

### Web Site:

[www.bellepondfarm.org](http://www.bellepondfarm.org)

## BPF News and Notes...

**Snow Removal** – Winter is here and it's good time to remind everyone that BPF community snow removal is conducted by VDOT and not the HOA. Although the HOA is not responsible for plowing BPF streets, the board does constantly monitor plowing conditions of roads and will contact VDOT as needed. However, the more calls made to VDOT, the better. If your street or cul-de-sac does not get plowed in a timely manner, please call (800) FOR-ROAD and/or visit [www.vdotplows.org](http://www.vdotplows.org) to report it. VDOT requests that residents shovel their sidewalks, especially around fire hydrants and bus stops.

**Home Improvements** – A special THANK YOU to all BPF homeowners who made significant and noticeable improvements following our request in the fall! Just a reminder – please send plans for exterior home improvements (roof, siding, fencing, extensions, etc.) to the board for approval before you begin your project. The architectural approval form is available on the BPF website or you can simply submit your plans, include color scheme, to Belle Pond Farm HOA, P.O. Box 617, Centreville, VA 20122-0617. You do not need HOA approval to replace an existing fence, deck, or shed.

**Home Sales** – If you are selling your home, please send your request for a Homeowners Resale Packet, along with a \$100 check payable to “Belle Pond Farm HOA” at least three weeks prior to your settlement. You can download a request form from the BPF web site ([www.bellepondfarm.org](http://www.bellepondfarm.org)) and mail to Belle Pond Farm HOA, P.O. Box 617, Centreville, Va. 20122-0617.

**Pet Owners** – Please be considerate of your neighbors' property and our common grounds and pick up after your dog. It's the law in Fairfax County and you could face a fine of \$250 if you are reported. In addition, dogs barking for more than five minutes out of a 10-minute period are in violation of Fairfax County noise ordinance restrictions and pet owners could face a fine of \$250 or more if reported. To report violations, call Fairfax County Code Compliance on (703) 324-1300, or after hours call the police non-emergency number at (703) 691-2131.

**BPF Common Grounds** – This year is the third of a five-year contract with Heritage Landscape Services (HLS) for mowing and maintaining the common grounds. Please contact the board to report any problems with the common areas near you. In addition, Tru-Green will continue to provide spring and fall weed-n-feed treatments to our common grounds.

## Community Improvements

- On Buggy Whip Drive, the multi-purpose court was repaired and repaved in late 2018 with two inches of fresh asphalt.
- After HOA engagement with Fairfax County, the drainage pond behind Filly Court and Haystack Court was properly cleaned and restored over the summer by Fairfax County work crews.
- Several common area trees that were either aged/dead or severely damaged during 2018 rains and winds were removed.

## Check BPF HOA Website for Updates

The board continues to use the BPF website to post real-time updates of importance to homeowners. Please be sure to add [www.bellepondfarm.org](http://www.bellepondfarm.org) to your browser bookmarks!

## Join NextDoor Site/Mobile App for Local Information and Updates

A great resource for what is happening in and around the 20120 zip code is the website/mobile app NextDoor. Sign up for free at [www.nextdoor.com](http://www.nextdoor.com) and join the “Sequoia Farms East” community, which includes BPF. There are nearly 300 residents on the Sequoia Farms East site.



### Belle Pond Farm HOA Board of Directors

**Kevin O'Malley**, President  
[president@bellepondfarm.org](mailto:president@bellepondfarm.org)

**Cathy Cook**, Vice President  
[vp@bellepondfarm.org](mailto:vp@bellepondfarm.org)

**Terri Foglio**, Secretary  
[secretary@bellepondfarm.org](mailto:secretary@bellepondfarm.org)

**Gary Chapman**, Treasurer  
[treasurer@bellepondfarm.org](mailto:treasurer@bellepondfarm.org)

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